

Client Full

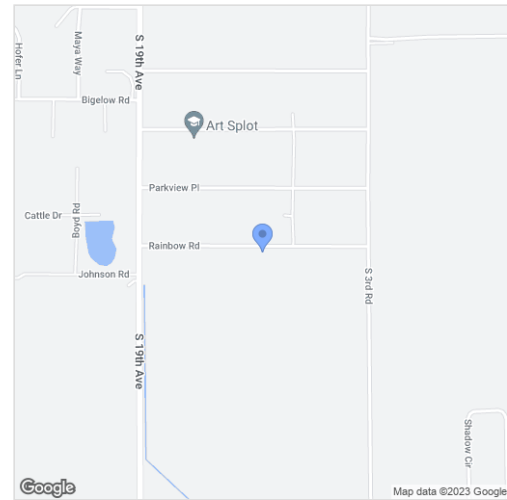
Listing

CLIENT DETAIL REPORT

MLS#: 385134

1504 Rainbow Road

Date Printed: 08/16/2023



GENERAL INFORMATION

Status:	Active	Subd/Complex:	Hyalite Heights	Year Built:	1977
Type:	Single Family			Bedrooms:	3
City:	Bozeman	Lot Size:	.942 - Acres	Baths:	2.0
Asking Price:	\$899,900	1st Level Sq Ft:	1,184	# Full Baths:	1
Area:	2SE - Boz S of City E of 19th	2nd Level Sq Ft:		# 3/4 Baths:	1
Levels:	Split Entry	3rd Level Sq Ft:		# 1/2 Baths:	
Total Sq Ft:	1,808	Abv Grade Sq Ft:	1,184	Water Amenity On/Adjoining:	None
Days On Market:	0	Public Land Adjacent:		Basement Sq Ft:	624
Price/Sq Ft:	\$497.73	Garage:	2 Attached	HOA Amount:	\$0.00
ADU SqFt:		ADU Features:		HOA Pay Period:	
Airstrip Runway Airport:		Livestock Permitted:			

Directions: South on Wilson from downtown Bozeman, Wilson turns into South 3rd at Kagy and takes a few turns. Head south on South 3rd to Rainbow Rd, West on Rainbow Rd, home is on South side of Rainbow Rd.
Legal: HYALITE HEIGHTS SUB, S36, T02 S, R05 E, BLOCK 11, LOT 4, ACRES 0.942, PLAT I-41

FEATURES

Flooring:	Engineered Wood, New Floor Covering, Partial Carpeting	Basement:	1 Bedroom, 1 - 3/4 Bath, Family Room, Laundry Room, Garage, Fireplace/Stove, Daylight Split Level/Entry
Appliances:	Dishwasher, Dryer, Range, Refrigerator, Washer	Style:	
Heating:	Hot Water Baseboard, Stove, Wood	Interior:	Wood Stove, Automatic Garage Door, Vaulted Ceiling, Walk-In Closets, Wood Fireplace
Cooling:	None	Site Improvements:	Black Top Driveway, Garden, Gravel Driveway, Landscaped Yard, Lawn, Perimeter Fencing, Smooth Wire Fencing, Underground Sprinklers Yard, Wood, Rail, Log Fencing
Roof:	Asphalt, Shingle	1st Level:	2 Bedrooms, 1 Full Bath, Dining Area, Living Room, Kitchen, Fireplace/Stove
Patio/Deck:	Deck, Porch	2nd Level:	
Exterior:	Hardboard, Lap	3rd Level:	
View:	Farm Land, Mountains, Rural, Southern Exposure, Valley	Utility Services:	Natural Gas, Private Well, Septic
Road Access:	Paved	Seasonal Access:	
Amenities:	Park	Safety Features:	
HOA Includes:		Outbuildings:	Shed, Shop

PUBLIC INFORMATION

Public Remarks

Beautiful home with shop available on almost an acre in South Bozeman! The main floor features an open and updated kitchen/ living/ dining area with vaulted ceilings, woodstove, wood floors, access to large deck and yard, 2 bedrooms, walk in closet, and full bath. Additional living area with fireplace, 3rd bedroom 3/4 bath, laundry and access to attached 2 car garage on lower level. Don't miss the large fenced yard, newer 32ft X 48ft heated shop with 1/2 bath and 2 roll up doors, additional parking pads, garden area, and RV hookups. This coveted south

Bozeman location between town and Gallatin Gateway has light covenants, easy access to trailheads, spectacular views in all directions and more.

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